

EQUESTRIAN HILLS THIRD OF CREST VALLEY RANCH
A SUBDIVISION BEING LOT 1, EQUESTRIAN HILLS OF CREST VALLEY RANCH (NOW VACATED)
AND PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 16 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

Lot One (1), Palomino Estates, Equestrian Hills of Crest Valley Ranch, a subdivision being part of the West Half of Section 33, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska (now vacated) and a tract of land being part of the West Half (W1/2) of Section Thirty-three (33), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and all more particularly described as follows: Referring to the Northwest corner of the Southwest Quarter of said Section 33 and assuming the West line of said Southwest Quarter as bearing S 00°08'42" E and all bearings contained herein are relative thereto; thence S 00°08'42" E and on said West line a distance of 728.83 feet; thence N 75°39'50" E a distance of 402.83 feet; thence N 06°25'18" E a distance of 475.65 feet; thence N 82°28'21" E a distance of 274.08 feet; thence N 09°22'03" E a distance of 306.4 feet; thence S 25°09'40" E a distance of 387.8 feet to the point of curvature; thence on a 280.0 foot radius curve to the left, forming a central angle of 12°05'57" a distance of 59.13 feet to the point of tangency; thence tangent S 37°15'37" E a distance of 532.53 feet to the point of curvature; thence on a 220.0 foot radius curve to the right, forming a central angle of 09°00'31" a distance of 34.59 feet to the point of tangency; thence tangent S 28°15'06" E a distance of 53.65 feet; thence S 05°47'47" W and on the West line of Lot 6, Palomino Estates (if extended northerly and now vacated) a distance of 6.27 feet to the northwest corner of said Lot 6, Palomino Estates; thence on the northerly line of said Lot 6 and on 180.0 foot radius non-tangent curve concave northwesterly, forming a central angle of 20°36'54" an arc distance of 64.76 feet to the northeast corner of said Lot 6 and the ACTUAL PLACE OF BEGINNING; thence on the west line of said Palomino Estates and continuing on said 180.0 foot radius non-tangent curve, concave northwesterly, forming a central angle of 61°19'36" an arc distance of 192.66 feet to the point of tangency; thence tangent N 00°20'01" W and continuing on the west line of said Palomino Estates a distance of 184.58 feet to the point of curvature; thence on a 635.0 foot radius curve to the right, forming a central angle of 30°56'38" a distance of 342.95 feet to the southwest corner of said Lot 1, Palomino Estates (now vacated); thence S 65°14'20" E and on the southerly line on said Lot 1 a distance of 195.78 feet to the southeast corner of said lot, said point being on the northerly line of said Lake Side Drive, a street in said Equestrian Hills of Crest Valley Ranch; thence on said northerly line of said Lake Side Drive and on a 300.0 foot radius non-tangent, concave southeasterly, forming a central angle of 74°49'56" an arc distance of 391.82 feet; thence NORTH and leaving said northerly line a distance of 324.73 feet to the point of curvature; thence on a 280.0 foot radius curve to the left, forming a central angle of 64°53'25" a distance of 317.11 feet to the point of tangency; thence tangent N 64°53'25" W a distance of 177.58 feet to the point of curvature; thence on a 220.0 foot radius curve to the right, forming a central angle of 67°30'44" a distance 259.23 to the point of tangency; thence tangent N 02°37'19" E a distance of 312.12 feet to the point of curvature; thence on a 280.0 foot radius curve to the left, forming a central angle of 96°03'29" a distance of 469.43 feet to the point of tangency; thence tangent S 86°33'50" W a distance of 264.71 feet to the point of curvature; thence on a 280.0 foot radius curve to the left, forming a central angle of 15°28'46" a distance of 75.65 feet; thence S 11°00'05" E a distance of 506.2 feet; thence S 74°03'24" W a distance of 160.15 feet; thence S 25°02'14" E a distance of 332.79 feet; thence S 10°47'38" E a distance of 388.39 feet; thence S 05°49'15" E a distance of 394.45 feet; thence S 01°28'13" E a distance of 314.06 feet; thence S 37°15'37" E a distance of 210.3 feet to the point of curvature; thence on a 280.0 foot radius curve to the right, forming a central angle of 09°00'31" a distance of 44.02 feet to the point of tangency; thence tangent S 28°15'06" E a distance of 69.62 feet to the place of beginning. Containing 29.68 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Gregory A. and Liliane L. Koster, husband and wife and D & B Development Co., a Nebraska Corporation, by and through Lynne L. Heiden (print name), its President (print title) and formerly Wells Fargo Home Mortgage, Inc., now Wells Fargo Bank, NA, Beneficiary, by and through Troy Brockmeier (print name), its Vice President (print title), being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "EQUESTRIAN HILLS THIRD OF CREST VALLEY RANCH", a subdivision being Lot 1, Palomino Estates, Equestrian Hills of Crest Valley Ranch (now vacated) and part of the West Half of Section 33, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any), and acknowledge said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this 23rd day of March, 2006.

Gregory A. Koster
Gregory A. Koster

Liliane L. Koster
Liliane L. Koster

Lynne L. Heiden (signature)
Lynne L. Heiden (print name)
President (print title)
D & B Development Co.
a Nebraska Corporation

Troy A. Brockmeier (signature)
Troy A. Brockmeier (print name)
Vice President (print title)
formerly Wells Fargo Home Mortgage, Inc.
now Wells Fargo Bank, NA, Beneficiary

ACKNOWLEDGMENTS

STATE OF Nebraska S.S.

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 23rd day of March, 2006, by Gregory A. Koster, husband of Liliane L. Koster.

Jacques S. Haupt
Notary Public
My commission expires 1-18-2010



STATE OF Nebraska S.S.

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 23rd day of March, 2006, by Liliane L. Koster, wife of Gregory A. Koster.

Jacques S. Haupt
Notary Public
My commission expires 1-18-2010

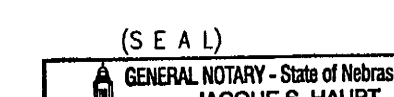


STATE OF Nebraska S.S.

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 23rd day of March, 2006 by Lynne L. Heiden (print name), President (print title), of D & B Development Co., a Nebraska Corporation.

Jacques S. Haupt
Notary Public
My commission expires 1-18-2010

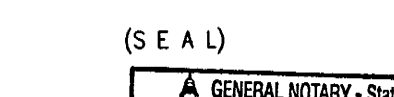


STATE OF Nebraska S.S.

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 28th day of March, 2006 by Troy Brockmeier (print name), Vice President (print title), of formerly Wells Fargo Home Mortgage, Inc., now Wells Fargo Bank, NA, Beneficiary.

Brandi Charter
Notary Public
My commission expires 4-19-08



APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, James R. Gantz, Jr. (name), Chairperson ~~of the City Planning Commission~~ of the City of Kearney, Buffalo County, Nebraska, does hereby certify that the foregoing plat of, "EQUESTRIAN HILLS THIRD OF CREST VALLEY RANCH", a subdivision being Lot 1, Palomino Estates, Equestrian Hills of Crest Valley Ranch (now vacated) and part of the West Half of Section 33, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, submitted to the Kearney Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the 17th day of February, 2006.

James R. Gantz, Jr.
Chairperson or ~~Vice Chairperson~~

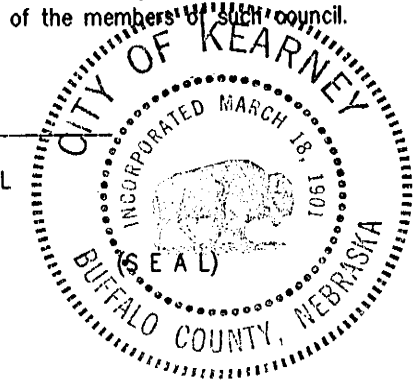
APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 14 day of March, 2006, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Sections 16-901 through 16-904 inclusive, R.R.S. 1943 (as amended), in all respects by a majority vote of the members of said Council.

Dated this 12 day of April, 2006

ATTEST:
Galen D. Hadley
GALEN D. HADLEY
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

Michelle E. Trembly
MICHAELLE E. TREMBLY
CITY CLERK



RESOLUTION NO. 2006-40

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "EQUESTRIAN HILLS THIRD OF CREST VALLEY RANCH" a subdivision being Lot 1, Palomino Estates, Equestrian Hills of Crest Valley Ranch (now vacated) and part of the West Half of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska and in accordance with the terms and requirements of Sections 16-901 through 16-904 inclusive, R.R.S. 1943 (as amended) be accepted and ordered filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

BE IT FURTHER RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 14TH DAY OF MARCH, 2006

ATTEST:
Galen D. Hadley
GALEN D. HADLEY
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

Michelle E. Trembly
MICHAELLE E. TREMBLY
CITY CLERK

